

# Mount Lehman Centre

3220 - 3280 Mount Lehman Road  
Abbotsford, BC

Excellent Retail Leasing Opportunities  
in a Rapidly Growing Hub in Abbotsford



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**Macdonald**  
COMMERCIAL



# MAJOR TENANTS

Co-Op  
McDonald's  
Dollarama  
Starbucks  
Shell  
Sunlife Assurance  
Gulf & Fraser





# PROPERTY OVERVIEW

Mount Lehman Centre is a vibrant, open-air shopping destination offering a prime mix of national and regional tenants in the heart of West Abbotsford. Anchored by high-traffic brands including Co-Op, Shell, Dollarama, McDonald's, and Starbucks, the centre provides excellent visibility along Mount Lehman Road and Cardinal Avenue. Spanning 68,257 sq. ft. across a 4.94-acre site, the property offers a range of unit sizes ideal for retail, service, and food & beverage uses. With abundant customer parking (290 stalls) and multiple site access points, Mount Lehman Centre delivers strong daily footfall and a seamless shopping experience for your customers.

## PROPERTY DETAILS

### CIVIC ADDRESS

3220 - 3280 Mount Lehman Road,  
Abbotsford

### NUMBER OF PARKING STALLS

290

### TRAFFIC COUNTS (2023)

20,860 passing vehicles per day

### SIGNAGE

Fascia & Pylon

### ZONING

Neighbourhood Commercial Zone  
(C2)

### AVAILABLE SPACES

3,720 SF\*

### ADDITIONAL RENT (2025)

\$11.80 psfpa + Management Fee (5%  
of base rent) + applicable tax

*\*flexible demising options ranges from approximately  
1,220 SF to 2,476 SF*





# LOCATION

Mount Lehman Centre is located at a highly visible, high-traffic intersection at Mount Lehman Road and Cardinal Avenue, offering immediate access to Highway 1 and Fraser Highway. Positioned in West Abbotsford's fastest-growing area, the centre benefits from strong customer draw with major anchors nearby, including Highstreet Shopping Centre and the expanding Abbotsford Auto Mall. Thousands of new homes and over 1.2 million sq. ft. of new industrial development are underway directly around the site, bringing a surge of new residents and employees. With excellent transportation links, convenient site access, and an expanding customer base, Mount Lehman Centre offers an exceptional location for businesses looking to grow.





# DEMOGRAPHICS

15 MINUTE DRIVING DISTANCE



**167,015**  
Total Population



**54,567**  
Total Households



**\$98,069**  
Median Household Income



**\$120,745**  
Average Household Income



**32.7%**  
Renters



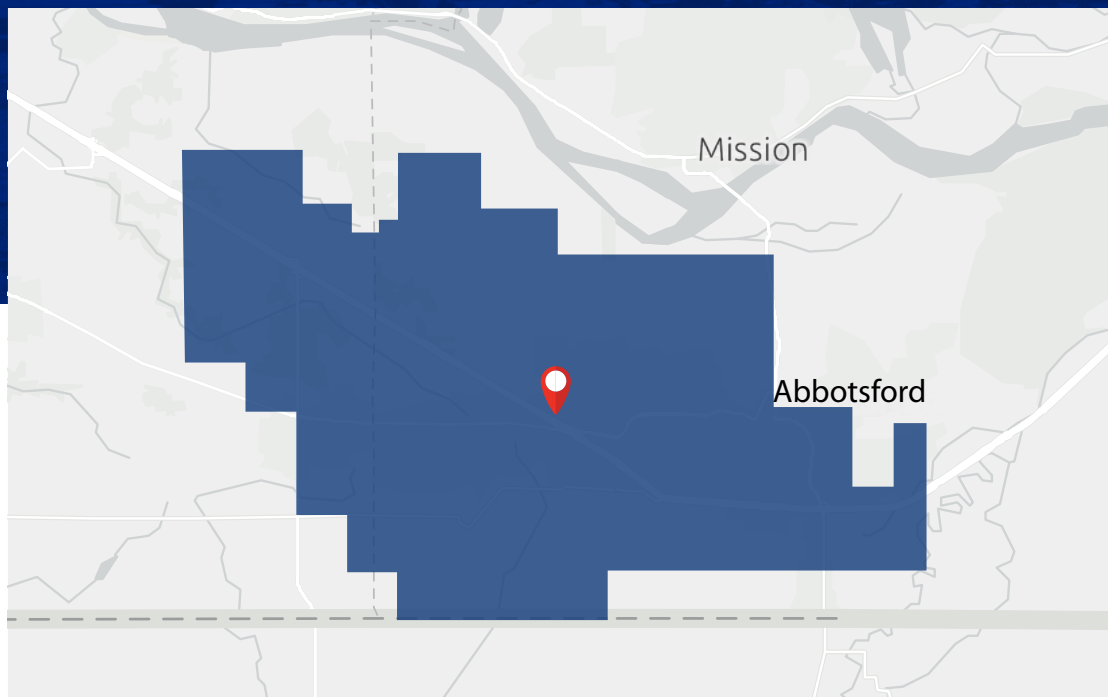
**38.7**  
Median Age



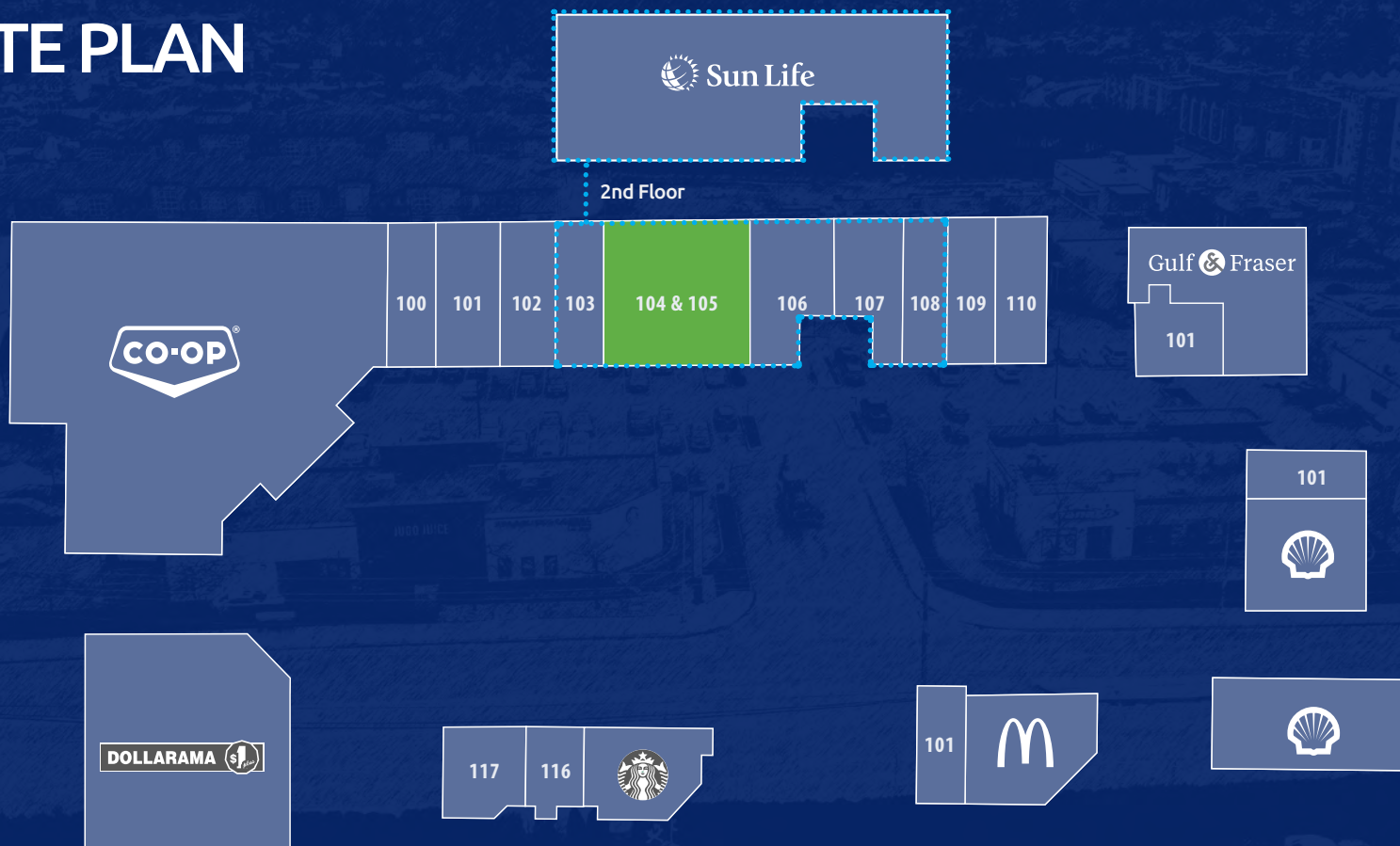
**0.9**  
Average Number  
**Children**  
per Household



**\$15,000**  
Average Household  
Spending on **Food**



# SITE PLAN



## FOOD AND BEVERAGE

101	Quiznos
101	Panago Pizza
103	Hana Sushi Japanese Restaurant
107	Vi-La Palace Vietnamese Restaurant
110	Quesada Burritos & Tacos
116	Jugo Juice

## PERSONAL SERVICES

100	Badesha & Associates
101	Fade Factory
101	HUB International
102	PARCEL PLUS
108	Columbia Currency Exchange
109	Blue & Pink Nails Spa

## DENTAL AND MEDICAL

106	Prestige Physiotherapy and Sports Medicine
117	Mount Lehman Dental

## AVAILABILITY

Unit 104 & 105 3,720 SF\*

*\*flexible demising options ranges from approximately 1,220 SF to 2,476 SF*



# PROPERTY GALLERY







For leasing opportunities in Mount Lehman Centre, please contact:

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